

**TOWN PLAN AND ZONING
COMMISSION**

Issued: October 30, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, OCTOBER 1, 2018
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

ATTENDANCE: Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioner: Liz Gillette; Alternate: Gordon Binkhorst; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Commissioners: John O'Donnell; Michele Maresca; Alternates: Andrea Gomes; Ryan Langan

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, September 5, 2018
Motion/Binkhorst; Second/Gillette; Vote 4-0 (Ahern, Prestage, Gillette, Binkhorst)

COMMUNICATIONS:

2.

NEW BUSINESS:

3. **179 South Main Street-** Application (IWW #1089) of Christy Palmer, R.O., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 16-foot x 32-foot in-ground pool in an upland review area. (Submitted for IWWA receipt on October 1, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst, Second/Prestage) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **November 7, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.



TOWN OF WEST HARTFORD

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4. **77 Bretton Road (Morley Elementary School)**- Application (SUP #1329) of the Town of West Hartford, R.O. (Robert Palmer, Applicant), requesting approval of a Special Use Permit to install a shade structure on two playgrounds located at the school. One is an approximately 16-foot by 16-foot shade structure on the east side of the building and the second is an approximately 24-foot by 24-foot shade structure on the north side of the building. (Submitted for TPZ receipt on October 1, 2018. Suggest required public hearing be scheduled for November 7, 2018.)

The TPZ acted by **unanimous vote (4 -0)** (Motion/Binkhorst; Second/Gillette) to schedule this matter for public hearing on **Wednesday, November 7, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

OLD BUSINESS:

5. **847 South Quaker Lane**- Application (SUP #619-R1-18) of the Town of West Hartford (Robert Palmer, Applicant) requesting approval of a Special Use Permit to reuse the building at the entrance of Beachland Park for the West Hartford Board of Education, School Engagement Program. (Submitted for TPZ receipt on September 5, 2018. Required public hearing scheduled for October 1, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4 -0)** (*Motion/Prestage; Second/Gillette*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by October 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

TOWN COUNCIL REFERRALS:

TOWN PLANNER'S REPORT:

6. 2019 West Hartford Plan of Conservation & Development Plan (POCD) – Project update
7. Flood Prone Property Information & Annual FEMA CRS Update

INFORMATION ITEMS:

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, November 7, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, December 3, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, January 3, 2019 @ 7:00 P.M.

ADJOURNMENT: 7:30 P.M. (*Motion/Gillette; Second/Binkhorst; (Binkhorst seated for Maresca); Vote 4-0.*)

“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”

U: shareddocs/TPZ/Minutesa/2018/October 1 final minutes